Office of the Commissioner for Body Corporate and Community Management

BCCM Form 33

Queensland Government
Department of Justice

Body corporate certificate

Body Corporate and Community Management Act 1997, section 205(4)
This form is effective from 1 August 2025

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

The Office of the Commissioner for Body Corporate and Community Management
The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate.

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 09/06/2026

Becoming an owner
When you become an owner of a lot in a community titles scheme, you:
- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 –Information for body corporate roll. Fines may apply if you do not comply.

How to get more information
You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

GLENVILLA COURT CTS No. **7801**

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Brendan Carroll/ss** Company: **KBW Community Mgmt Pty Ltd**
Phone: **07 5458 5458** Email: **admin@kbw.com.au**

Accessing records

Who is currently responsible for keeping the body corporate's records?

KBW Community Management Pty Ltd
120 Brisbane Road
Mooloolaba Qld 4557
07 5458 5458 | admin@kbw.com.au

Property and community titles scheme details

Lot and plan details

Lot number: **1**

Plan type and number: **7447**

Plan of subdivision: **BUILDING FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.
More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate

Is the scheme part of a layered arrangement of community titles schemes?

No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

No

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract –for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?

No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are:

Date of Resolution	Lot	Description	Conditions

Lot entitlements and financial information

Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **5**

Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **5**

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: $ **3,694.62**

Number of instalments: **2** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/02/26 to 31/07/26	01/02/26	1,847.31	1,477.85	12/02/26
01/08/26 to 31/01/27	01/08/26	1,847.31	1,477.85	

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: $ **1,500.00**

Number of instalments: **2** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/02/26 to 31/07/26	01/02/26	750.00	600.00	12/02/26
01/08/26 to 31/01/27	01/08/26	750.00	600.00	

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Special contributions - Administrative Fund (IF ANY)

Date determined: **01/12/25** (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	**Nil**
Special contributions	**Nil**
Other contributions	**Nil**
Other payments	**Nil**
Penalties	**Nil**
Total amount overdue (Total Amount Unpaid including not yet due $0.00)	**Nil**

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 18/12/23

Current sinking fund balance (as at date of certificate): $ 18,608.09

Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

Date	Description	Conditions
21/11/07	To install an air conditioning unit in the internal corner of Lot 1 outside the kitchen area	As per policy passed 2006 agm.
21/11/07	To be authorised to install an air vent though the external wall of the kitchen area	

Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than $1,000.

The body corporate does not have any assets that it is required to record in its register

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU UNDERWRITING AGENCIES	HU0006122814	3,204,960.00	7,620.60	14/03/27	See policy for excesses
PUBLIC LIABILITY CHU UNDERWRITING AGENCIES	HU0006122814	20,000,000.00	INCLUDED	14/03/27	See policy for excesses
LOSS OF RENT CHU UNDERWRITING AGENCIES	HU0006122814	480,744.00	INCLUDED	14/03/27	See policy for excesses
OFFICE BEARERS CHU UNDERWRITING AGENCIES	HU0006122814	5,000,000.00	INCLUDED	14/03/27	See policy for excesses
VOLUNTARY WORKERS CHU UNDERWRITING AGENCIES	HU0006122814	300,000.00	INCLUDED	14/03/27	See policy for excesses
CATASTROPHE BUILDING CHU UNDERWRITING AGENCIES	HU0006122814	480,744.00	INCLUDED	14/03/27	See policy for excesses

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.
A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as ' management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:
- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

No

Has the body corporate authorised a letting agent for the scheme?

No

Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

This certificate is signed and given under the authority of the body corporate.

Name/s KBW Community Mgmt Pty Ltd

Positions/s held Body Corporate Manager

Date 09/06/2026

Signature/s ______________________ ______________________

Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

STANDARD COMMUNITY MANAGEMENT STATEMENT

Section 285. Body Corporate and Community Management Act 1997

Dealing: 704182668
Title Reference: 19207447
Lodgment: 1066819
Date: 15/07/2000 11:32:54

1. Name of Community Title Scheme

GLENVILLA COURT

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR GLENVILLA COURT COMMUNITY TITLES SCHEME 7801

4. Address for service of documents on the body corporate

K.B.H.MANAGEMENT
PO BOX 571
BUDERIM QLD 4556

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

Lot	Entitlement
1 in BUP7447	1
2 in BUP7447	1
3 in BUP7447	1
4 in BUP7447	1
5 in BUP7447	1

Total Lots: 5 Aggregate 5

7. Interest Schedule

Lot	Entitlement
1 in BUP7447	1
2 in BUP7447	1
3 in BUP7447	1
4 in BUP7447	1
5 in BUP7447	1

Total Lots: 5 Aggregate 5

***** End *****

THIRD SCHEDULE BY-LAWS

GLENVILLA COURT

BY-LAW 1 ***Noise***
A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

BY-LAW 2 ***Vehicles***
Save where a by-law made pursuant to Section 30(7) authorises him so to do, a proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

BY-LAW 3 ***Obstruction***
A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

BY-LAW 4 ***Damage to common property***
A proprietor or occupier of a lot shall not –
(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property; or
(b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.

BY-LAW 5 ***Damage to common property***
A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by him from installing –
(a) any locking or other safety device for protection of his lot against intruders; or
(b) any screen or other device to prevent entry of animals or insects upon his lot;
provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

BY-LAW 6 ***Behaviour of invitees***
A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

BY-LAW 7 ***Depositing of rubbish, etc. on common property***
A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any other person lawfully using the common property.

BY-LAW 8 ***Appearance of the building***
In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a was as to be visible from outside the building.

BY-LAW 9 ***Storage of flammable liquids, etc.***
A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas, other that chemicals, liquids or gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

BY-LAW 10 ***Garbage disposal***
A proprietor or occupier of a lot shall –
(a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
(b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
(c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

BY-LAW 11 ***Keeping of animals***
Subject to Section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his lot or on the common property.

DIRECT
INSURANCE BROKERS

Direct Insurance Brokers
AFSL 241075
ABN 39010352075
38 Brookes Street
Bowen Hills QLD 4006
Ph: 07 3866 5444
Email: admin@directinsurance.com.au
Web: http://www.directinsurance.com.au

RENEWAL TAX INVOICE

Body Corp Glenvilla Court CTS 7801
C/- KBW Community Management
Po Box 287
MOOLOOLABA QLD 4557

Date: 25/02/2026
Invoice Number: 576801
Account Manager: BC39

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the Insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	CTD Community Title - Domestic	Premium	
Insured	Body Corp Glenvilla Court CTS 7801	Base Premium	$6,404.91
Policy Description	27 Pangarinda Place, Mooloolaba Qld 4557	F & E Service Levy	$0.00
Policy Number	HU0006122814	Stamp Duty	$634.09
Period of Insurance	14/03/2026 to 14/03/2027	Underwriter Fee	$200.00
Effective Date	14/03/2026	Broker Fee	$250.00
Insurer	CHU Underwriting Agencies Pty Ltd	Admin Fee	$55.00
		GST	$690.98
		Invoice Total	**$8,234.98**

Payment Options

DEFT PAYMENT SYSTEMS

DEFT Reference Number
40726225768011

Pay by credit card or registered bank account at **www.deft.com.au**. Payments by credit card may attract a surcharge.

Post Billpay

*498 407262 25768011

Pay in-store at Australia Post by cheque or EFTPOS

Biller Code: 20362
Ref: 40726225768011

Direct Insurance Brokers

Want to pay monthly? IQumulate Premium Funding

Click here to accept online

Or go to: my.iqumulate.com Code: YSRMPM4ZXQ

10 Monthly Instalments of $ 913.24
Total Amount payable of $ 9,152.37*

*Includes application fee and credit charges
Additional application fee added to initial instalment

Smooth out cash flow
Easy monthly payments
No additional security

Name: Body Corp Glenvilla Court CTS 7801
Client ID: 1750
Invoice No: 576801

1st instalment of:	$ 933.24
followed by 9 instalments of:	$ 913.24
or Total Due:	**$8,234.98**

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

DIRECT
INSURANCE BROKERS

Direct Insurance Brokers
AFSL 241075
ABN 39010352075
38 Brookes Street
Bowen Hills QLD 4006
Ph: 07 3866 5444
Email: admin@directinsurance.com.au
Web: http://www.directinsurance.com.au

ENDORSEMENT TAX INVOICE

Body Corp Glenvilla Court CTS 7801
C/- KBW Community Management
Po Box 287
MOOLOOLABA QLD 4557

Date: 27/02/2026
Invoice Number: 577418
Account Manager: BC39

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	CTD Community Title - Domestic	Premium	
Insured	Body Corp Glenvilla Court CTS 7801	Base Premium	-$512.41
Policy Description	27 Pangarinda Place, Mooloolaba Qld 4557	F & E Service Levy	$0.00
Policy Number	HU0006122814	Stamp Duty	-$50.73
Period of Insurance	14/03/2026 to 14/03/2027	Underwriter Fee	$0.00
Effective Date	14/03/2026	Broker Fee	$0.00
Insurer	CHU Underwriting Agencies Pty Ltd	GST	-$51.24
		Invoice Total	**-$ 614.38**

Notes:

Body Corporate Glenvilla Court CTS 7801
RESIDENTIAL STRATA INSURANCE SUMMARY

Location: 27 Pangarinda Place, Mooloolaba Qld 4557
Insurance Period: 14/03/2026 to 14/03/2027

This summary is intended to provide a quick reference to your cover. It highlights benefits and draws attention to some aspects of cover that are commonly misunderstood. It is not an exhaustive explanation of all the benefits and exclusions of the:

CHU RESIDENTIAL STRATA INSURANCE version QM562- 0725

The insurer's documentation prevails and should be read. The policy wording is enclosed.
The policy is underwritten by QBE Insurance Australia 100%.
CHU Underwriting Agencies Pty Ltd is the Wholesale Intermediary. Should you wish to access the Financial Services Guide, please contact us and we will arrange to have a copy sent to you. The U/W Levy is a CHU Underwriting Agencies fee.
Please contact us if you have any questions or need more details or advice on this or any other insurance.

This invoice has been issued by **Direct Insurance Brokers Pty Ltd ABN 39 010 352 075 AFSL 241 075**. Please contact us if you have any questions or need more details or advice on this or any other insurance.

Policy Schedule

Cover

Insured Property	Insured
Building	$3,204,960
Common Area Contents	$32,049
Loss of Rent & Temporary Accommodation (total payable)	$480,744
Floating Floorboards	Selected
Liability to Others	Insured
Limit of Liability	$20,000,000
Fidelity Guarantee	Insured
Sum Insured	$250,000
Voluntary Workers	Insured
Death	$300,000
Total Disablement (per week)	$3,000
Office Bearers Legal Liability	Insured
Limit of Liability	$5,000,000
Machinery Breakdown	Not Insured
Catastrophe Insurance	Insured

Catastrophe Sum Insured	$480,744
Extended cover - Loss of Rent & Temporary Accommodation	$72,111
Escalation in Cost of Temporary Accommodation	$24,037
Cost of Removal, Storage and Evacuation	$24,037
Government Audit and Related Covers	Insured
Government Audit Costs	$25,000
Appeal expenses - common property health & safety breaches	$100,000
Legal Defence Expenses	$50,000
Lot Owners Fixtures and Improvements (per lot)	Insured
Lot Owners' Fixtures and Improvements (per lot)	$250,000
Flood Cover	Not Insured

Flood Exclusion
Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood. *Flood insurance **may** possibly be available, so if you require this protection, please advise our office to seek quotations.*

FLOOD Notice:
Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:
a. a lake (whether or not it has been altered or modified);
b. a river (whether or not it has been altered or modified);
c. a creek (whether or not it has been altered or modified);
d. another natural watercourse (whether or not it has been altered or modified);
e. a reservoir;
f. a canal;
g. a dam.

EXCESSES: **Section 1 – Insured Property**

Standard:	$1,000
Water Damage:	$1,000

Section 2 – Liability to Others

Other excesses payable are shown in the Policy Wording.

Excesses – explanatory notes
Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess
The following Excess will apply to Section 1 – Insured Property for loss or damage caused by:
a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or
b. Rainwater
The additional Excess payable will be shown on Your Policy Schedule above.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

GLENVILLA COURT CTS 7801

27 Pangarinda Place Mooloolaba Qld 4557

BALANCE SHEET

AS AT 09 JUNE 2026

	ACTUAL 09/06/2026	ACTUAL 30/09/2025
OWNERS FUNDS		
Administrative Fund	(1,222.29)	4,252.95
Sinking Fund	18,608.09	19,984.37
TOTAL	**$ 17,385.80**	**$ 24,237.32**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	2,385.80	21,583.65
At Call Account	5,000.00	0.00
Term Deposit Account	10,000.00	0.00
Levies In Arrears	0.00	2,527.31
Other Arrears	0.00	126.36
TOTAL ASSETS	**17,385.80**	**24,237.32**
LIABILITIES		
TOTAL LIABILITIES	**0.00**	**0.00**
NET ASSETS	**$ 17,385.80**	**$ 24,237.32**

GLENVILLA COURT CTS 7801

27 Pangarinda Place Mooloolaba Qld 4557

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 09 JUNE 2026

	ACTUAL 01/10/25-09/06/26	BUDGET 01/10/25-30/09/26	ACTUAL 01/10/24-30/09/25
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	9,236.55	18,473.13	18,473.10
Discount - Admin Fund	(2,216.76)	(3,694.63)	(3,325.14)
Interest On Overdue Levies	(126.36)	0.00	126.36
TOTAL ADMIN. FUND INCOME	**6,893.43**	**14,778.50**	**15,274.32**
EXPENDITURE - ADMIN. FUND			
Bank Charges	0.00	10.00	0.00
Archive Fee	13.76	27.50	27.52
Tax Agents Fee	0.00	220.00	220.00
Kbw Body Corp Admin Fees	1,251.00	1,668.00	1,668.00
Community Power	45.49	550.00	0.00
Fire Equipment Svc	303.82	320.00	40.26
Insurance	7,758.60	8,000.00	7,070.00
Pest Control	674.06	610.00	636.34
Disbursements	231.50	463.00	463.00
P P & S-Extras	116.78	0.00	17.56
R & M - Gardens & Grounds	238.70	1,200.00	959.20
R & M General	1,087.00	1,000.00	1,077.53
Secretarial-Extras	38.50	0.00	0.00
Software Licensing Fee	0.00	90.00	92.25
Termite Inspection/Treatment	609.46	620.00	644.15
TOTAL ADMIN. EXPENDITURE	**12,368.67**	**14,778.50**	**12,915.81**
SURPLUS / DEFICIT	**$ (5,475.24)**	**$ 0.00**	**$ 2,358.51**
Opening Admin. Balance	4,252.95	4,252.95	1,894.44
ADMINISTRATIVE FUND BALANCE	**$ (1,222.29)**	**$ 4,252.95**	**$ 4,252.95**

GLENVILLA COURT CTS 7801

27 Pangarinda Place Mooloolaba Qld 4557

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 09 JUNE 2026

		ACTUAL	BUDGET	ACTUAL
		01/10/25-09/06/26	01/10/25-30/09/26	01/10/24-30/09/25
SINKING FUND				
INCOME				
Levies - Sinking Fund		3,750.00	7,500.00	6,800.00
Discount - Sinking Fund		(886.00)	(1,500.00)	(1,224.00)
Interest Received		269.25	0.00	0.00
TOTAL SINKING FUND INCOME		**3,133.25**	**6,000.00**	**5,576.00**
EXPENDITURE - SINKING FUND				
Fire Audit/Equipmnt/Legislatio		1,561.53	0.00	0.00
Building		2,563.00	0.00	0.00
Sinking Fund Forecast/Review		385.00	0.00	0.00
TOTAL SINK. FUND EXPENDITURE		**4,509.53**	**0.00**	**0.00**
SURPLUS / DEFICIT		**$ (1,376.28)**	**$ 6,000.00**	**$ 5,576.00**
Opening Sinking Fund Balance		19,984.37	19,984.37	14,408.37
SINKING FUND BALANCE		**$ 18,608.09**	**$ 25,984.37**	**$ 19,984.37**

GLENVILLA COURT CTS 7801

ACCOUNTS SUMMARY

1 October 2025 to 9 June 2026

Date	Details	Payee	Amount
101	**Administrative Fund**	**LEVIES - ADMINISTRATIVE FUND**	
02/02/26	01/02/26 to 31/07/26		-9,236.55
	Total:		**-9,236.55**
1234	**Administrative Fund**	**ARCHIVE FEE**	
15/12/25	Archive Fee	Kbw Community Mgmt Pty Ltd	6.88
16/03/26	Archive Fee	Kbw Community Mgmt Pty Ltd	6.88
	Total:		**13.76**
125	**Administrative Fund**	**KBW BODY CORP ADMIN FEES**	
15/10/25	Admin Fees	Kbw Community Mgmt Pty Ltd	417.00
15/01/26	Admin Fees	Kbw Community Mgmt Pty Ltd	417.00
15/04/26	Admin Fees	Kbw Community Mgmt Pty Ltd	417.00
	Total:		**1,251.00**
127	**Administrative Fund**	**COMMUNITY POWER**	
21/05/26	AGL SALES PTY LT		45.49
	Total:		**45.49**
1271	**Administrative Fund**	**FIRE EQUIPMENT SVC**	
21/10/25	Fire Equipment Svc	Fcf Fire & Elec S/Coast	144.54
21/10/25	Service Fee 00058671	Work Order: 00058671 Fire Main	99.00
03/02/26	Fire Equipment Svc	Fcf Fire & Elec S/Coast	60.28
	Total:		**303.82**
130	**Administrative Fund**	**INSURANCE**	
06/01/26	14/03/25-14/03/26	Direct Insurance Brokers	138.00
10/03/26	14.03.26 - 14.03.27	Direct Insurance Brokers	7,620.60
	Total:		**7,758.60**
137	**Administrative Fund**	**PEST CONTROL**	
05/02/26	Pest Control	Bundilla Pest Control	622.07
05/02/26	Service Fee 00059638	Work Order: 00059638 Pest Cont	51.99
	Total:		**674.06**
138	**Administrative Fund**	**DISBURSEMENTS**	
15/12/25	Disbursements	Kbw Community Mgmt Pty Ltd	115.75
16/03/26	Disbursements	Kbw Community Mgmt Pty Ltd	115.75
	Total:		**231.50**
13800	**Administrative Fund**	**P P & S-EXTRAS**	
11/12/25	TELECONFERENCE CHARG	Kbw Community Mgmt Pty Ltd	12.50
09/02/26	Emails Snd/Rcv page	Kbw Community Mgmt Pty Ltd	5.28
09/02/26	Voting Outside Comm	Kbw Community Mgmt Pty Ltd	99.00
	Total:		**116.78**

GLENVILLA COURT CTS 7801

ACCOUNTS SUMMARY

1 October 2025 to 9 June 2026

Date	Details	Payee	Amount
1502	**Administrative Fund**	**R & M - GARDENS & GROUNDS**	
28/11/25	November 2025	A1 Bin Cleaners	77.00
04/03/26	February 2026	A1 Bin Cleaners	77.00
14/05/26	May 2026	A1 Bin Cleaners	84.70
	Total:		**238.70**
15020	**Administrative Fund**	**R & M GENERAL**	
09/10/25	Unit 1 TV Reception	Sunshine Antenna Service	210.00
09/10/25	Service Fee 00058636	Work Order: 00058636 Tv Recept	99.00
24/11/25	Inoperable Lock - U3	Lockmaster Locksmiths	190.00
24/11/25	Service Fee 00059153	Work Order: 00059153 Inoperabl	99.00
30/01/26	Clothesline Restring	Handy Hoff	150.00
09/03/26	Unit 3 Door Lock	Lockmaster Locksmiths	240.00
09/03/26	Service Fee 00060377	Work Order: 00060377 Unit 3 Do	99.00
	Total:		**1,087.00**
166	**Administrative Fund**	**SECRETARIAL-EXTRAS**	
05/05/26	DERM Val Notice 2026	Kbw Community Mgmt Pty Ltd	38.50
	Total:		**38.50**
177	**Administrative Fund**	**TERMITE INSPECTION/TREATMENT**	
05/02/26	Termite Inspection	Bundilla Pest Control	562.45
05/02/26	Service Fee 00059638	Work Order: 00059638 Pest Cont	47.01
	Total:		**609.46**
201	**Sinking Fund**	**LEVIES - SINKING FUND**	
02/02/26	01/02/26 to 31/07/26		-3,750.00
	Total:		**-3,750.00**
206	**Sinking Fund**	**INTEREST RECEIVED**	
31/12/25	184-446 297551947		-8.63
30/01/26	184-446 297551947		-9.55
27/02/26	184-446 297551947		-8.94
04/03/26	184-446 208617126		-101.10
31/03/26	184-446 297551947		-10.62
30/04/26	184-446 297551947		-11.27
29/05/26	184-446 297551947		-11.88
02/06/26	184-446 208617126		-107.26
	Total:		**-269.25**
25000	**Sinking Fund**	**FIRE AUDIT/EQUIPMNT/LEGISLATIO**	
12/01/26	Fire Door Rect	Fcf Fire & Elec S/Coast	1,561.53
	Total:		**1,561.53**

GLENVILLA COURT CTS 7801

ACCOUNTS SUMMARY

1 October 2025 to 9 June 2026

Date	Details	Payee	Amount
2501	**Sinking Fund**	**BUILDING**	
08/10/25	Downpipe Blockage	The Rooftop Maintenance Group	495.00
08/10/25	Service Fee 00058612	Work Order: 00058612 Downpipe	99.00
03/02/26	Pressure Cleaning	Watt's Dirty Pressure Cleaning	1,870.00
03/02/26	Service Fee 00059496	Work Order: 00059496 Pressure	99.00
	Total:		**2,563.00**
2615	**Sinking Fund**	**SINKING FUND FORECAST/REVIEW**	
19/12/25	Replacement cost val	Gleeson Quantity Surveyors	385.00
	Total:		**385.00**